

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: West Seattle / 16

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 366

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$224,000	\$243,800	\$467,800			
2010 Value	\$234,900	\$256,200	\$491,100	\$538,200	91.2%	11.50%
Change	+\$10,900	+\$12,400	+\$23,300			
% Change	+4.9%	+5.1%	+5.0%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$255,800	\$239,900	\$495,700
2010 Value	\$268,300	\$252,100	\$520,400
Percent Change	+4.9%	+5.1%	+5.0%

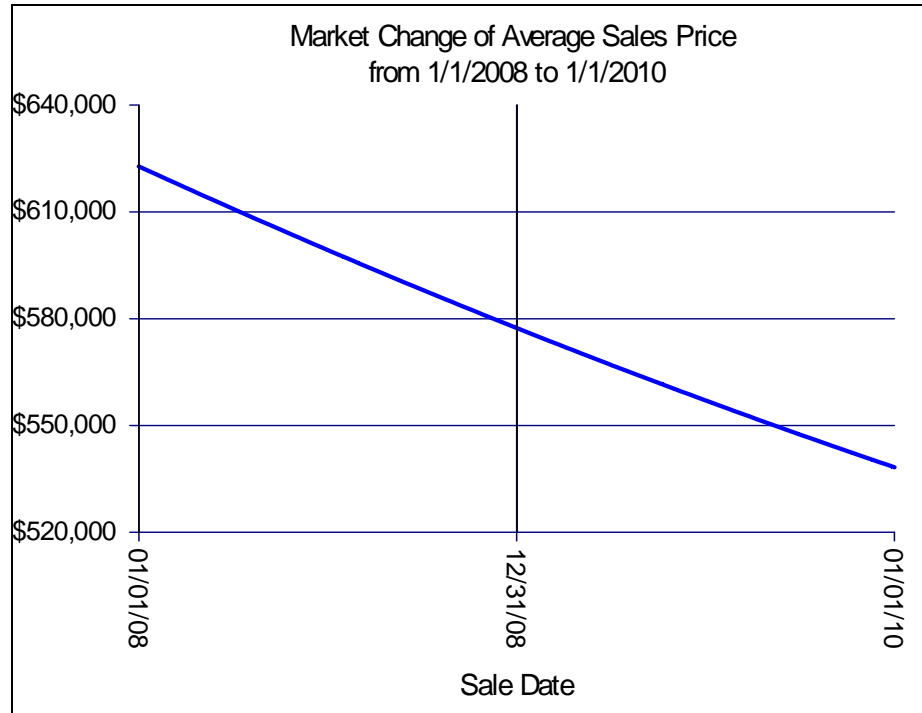
Number of one to three unit residences in the Population: 5953

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

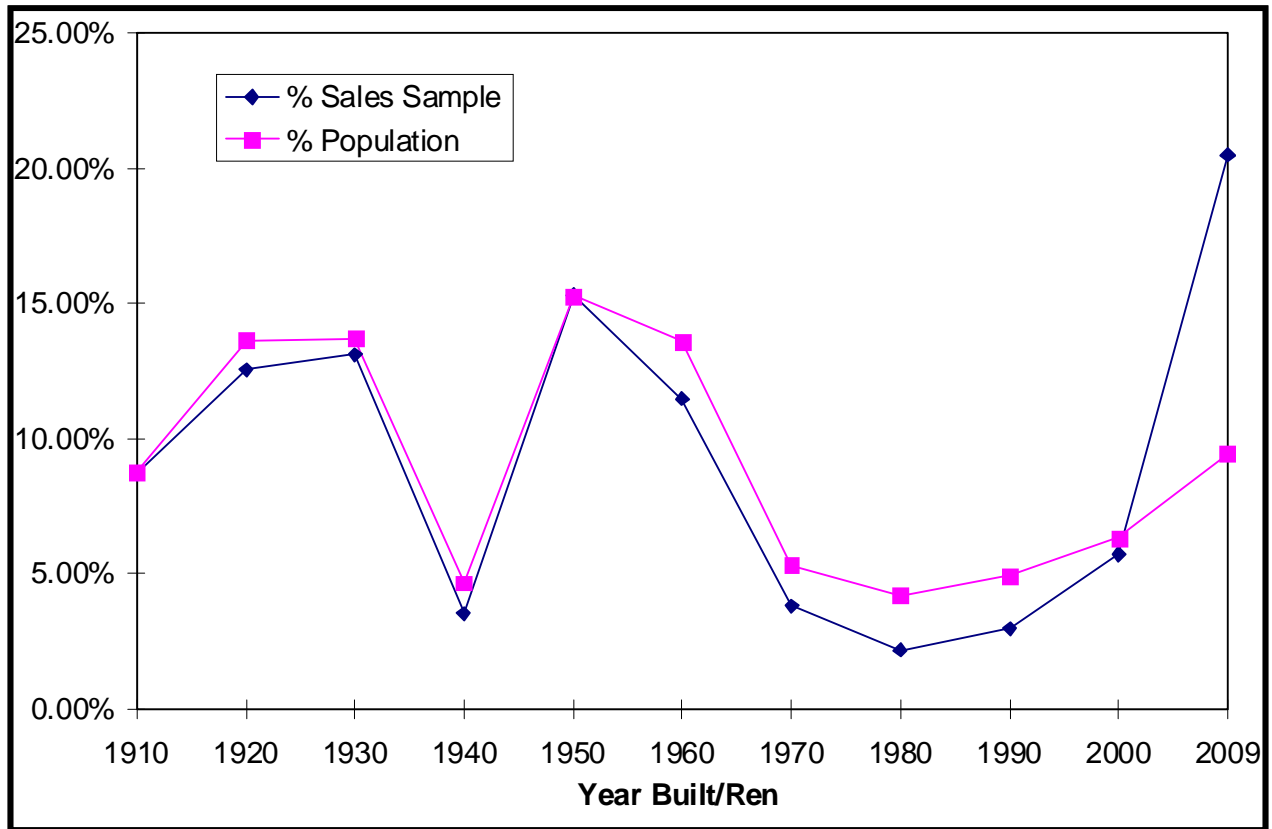
Market Change of Average Sale Price in Area 16
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	32	8.74%
1920	46	12.57%
1930	48	13.11%
1940	13	3.55%
1950	56	15.30%
1960	42	11.48%
1970	14	3.83%
1980	8	2.19%
1990	11	3.01%
2000	21	5.74%
2009	75	20.49%
	366	

Population		
Year Built/Ren	Frequency	% Population
1910	523	8.79%
1920	813	13.66%
1930	815	13.69%
1940	279	4.69%
1950	909	15.27%
1960	810	13.61%
1970	318	5.34%
1980	251	4.22%
1990	295	4.96%
2000	378	6.35%
2009	562	9.44%
	5953	

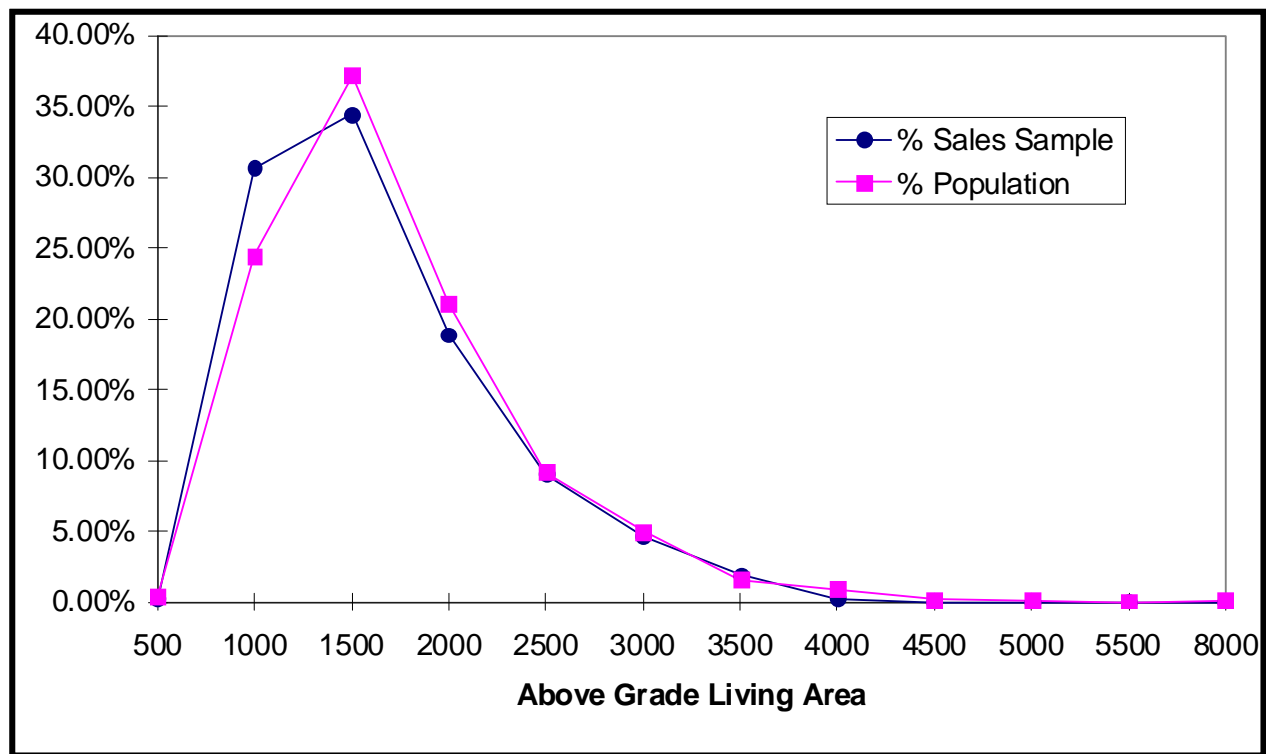


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.27%
1000	112	30.60%
1500	126	34.43%
2000	69	18.85%
2500	33	9.02%
3000	17	4.64%
3500	7	1.91%
4000	1	0.27%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	366	

Population		
AGLA	Frequency	% Population
500	27	0.45%
1000	1453	24.41%
1500	2212	37.16%
2000	1252	21.03%
2500	547	9.19%
3000	294	4.94%
3500	96	1.61%
4000	52	0.87%
4500	10	0.17%
5000	6	0.10%
5500	0	0.00%
8000	4	0.07%
	5953	

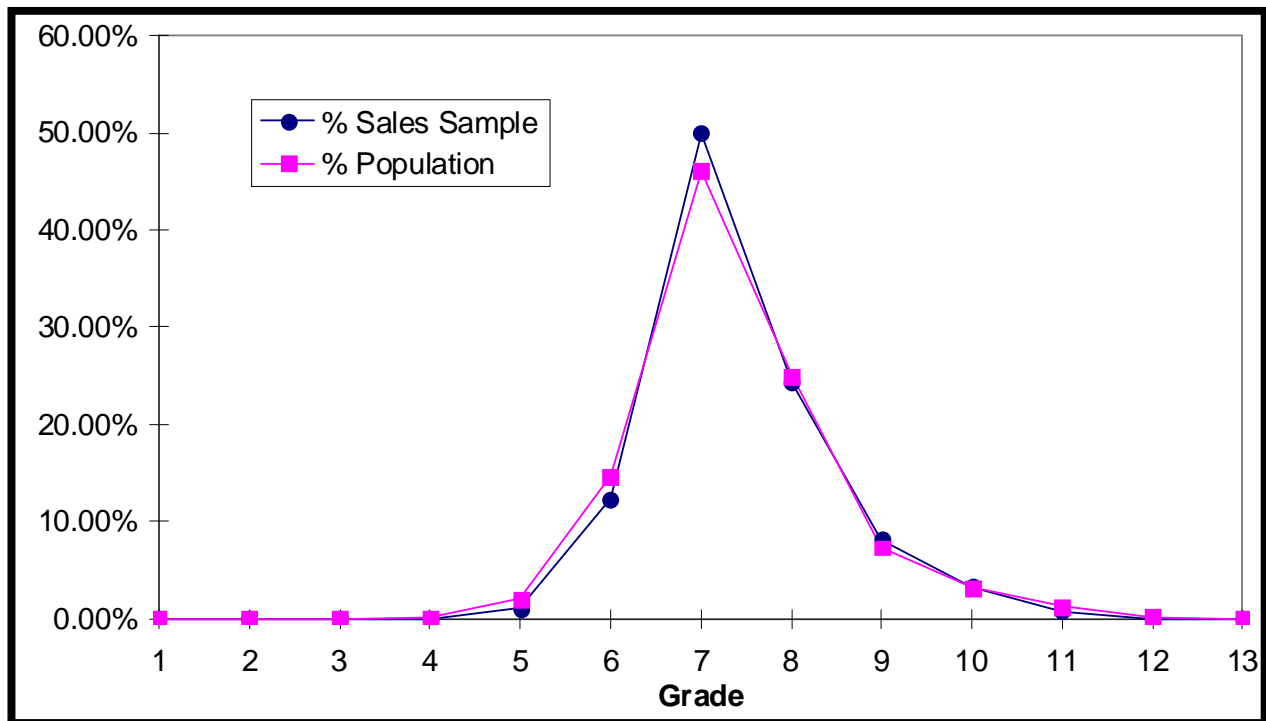


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.09%
6	45	12.30%
7	183	50.00%
8	89	24.32%
9	30	8.20%
10	12	3.28%
11	3	0.82%
12	0	0.00%
13	0	0.00%
	366	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.13%
5	122	2.05%
6	876	14.72%
7	2742	46.06%
8	1487	24.98%
9	437	7.34%
10	192	3.23%
11	75	1.26%
12	12	0.20%
13	2	0.03%
	5953	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 22, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 3 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 5.08% increase was made in land assessment for the 2010 Assessment Year.

2010 Land Value = 2009 Land Value x 1.0508, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 366 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.8802696 x .925*

The resulting total value is **rounded down to the next \$1,000, then:**

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 35.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the 5 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) *1.05.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the 5 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 1.05
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is not applied
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is not applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is not applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 91.2%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of 5.0%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

Area 16 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

5.08%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 16 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.864	-13.6%
2/1/2008	0.870	-13.0%
3/1/2008	0.875	-12.5%
4/1/2008	0.881	-11.9%
5/1/2008	0.887	-11.3%
6/1/2008	0.892	-10.8%
7/1/2008	0.898	-10.2%
8/1/2008	0.904	-9.6%
9/1/2008	0.909	-9.1%
10/1/2008	0.915	-8.5%
11/1/2008	0.921	-7.9%
12/1/2008	0.926	-7.4%
1/1/2009	0.932	-6.8%
2/1/2009	0.938	-6.2%
3/1/2009	0.943	-5.7%
4/1/2009	0.949	-5.1%
5/1/2009	0.954	-4.6%
6/1/2009	0.960	-4.0%
7/1/2009	0.966	-3.4%
8/1/2009	0.972	-2.8%
9/1/2009	0.977	-2.3%
10/1/2009	0.983	-1.7%
11/1/2009	0.989	-1.1%
12/1/2009	0.994	-0.6%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.881	\$463,000
Sale 2	\$475,000	10/1/2009	0.983	\$467,000
Sale 3	\$515,000	7/1/2009	0.966	\$497,000

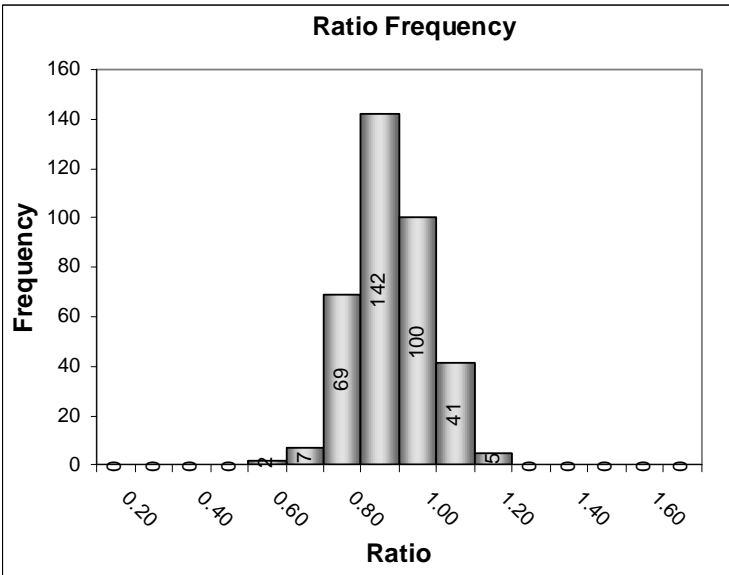
* The adjusted sale price has been rounded to the nearest \$1000.

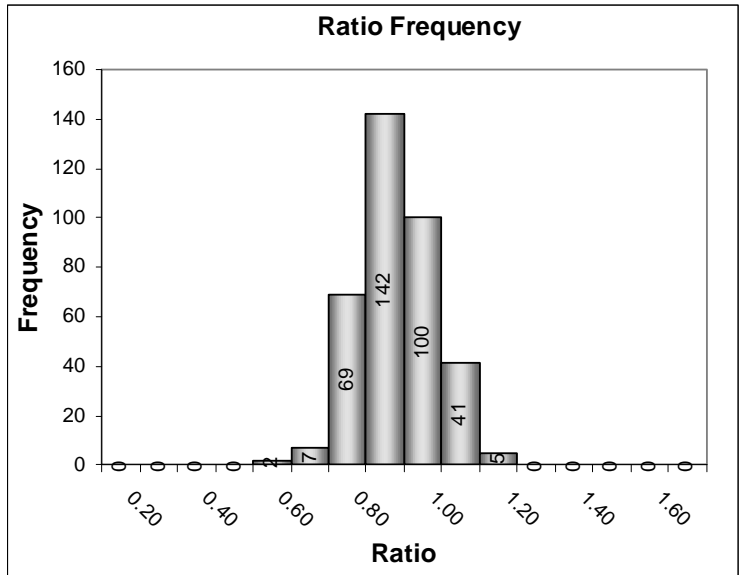
The time adjustment formula for Area 16 (West Seattle) is $(0.8802696 + 1.636037E-04 * \text{SaleDay}) / 0.8802696$

$\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: WC/Team 2	Appr. Date: 01/01/2009	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009
Area West Seattle /Area 16	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	366		
Mean Assessed Value	467,800		
Mean Adj. Sales Price	538,200		
Standard Deviation AV	212,144		
Standard Deviation SP	249,109		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.880		
Median Ratio	0.878		
Weighted Mean Ratio	0.869		
UNIFORMITY			
Lowest ratio	0.568		
Highest ratio:	1.183		
Coefficient of Dispersion	9.07%		
Standard Deviation	0.101		
Coefficient of Variation	11.50%		
Price Related Differential (PRD)	1.013		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 16 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lower limit	0.865		
Upper limit	0.890		
95% Confidence: Mean			
Lower limit	0.870		
Upper limit	0.891		
SAMPLE SIZE EVALUATION			
N (population size)	5953		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	366		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	187		
# ratios above mean:	179		
z:	0.418		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



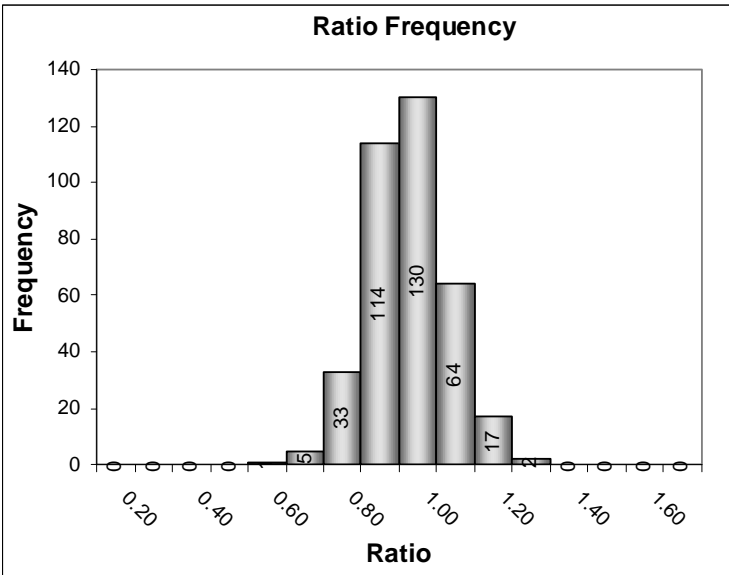
COMMENTS:

1 to 3 Unit Residences throughout area 16

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: WC/Team 2	Appr. Date: 01/01/2010	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009
Area West Seattle /Area 16	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	366		
Mean Assessed Value	491,100		
Mean Sales Price	538,200		
Standard Deviation AV	222,928		
Standard Deviation SP	249,109		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.922		
Weighted Mean Ratio	0.912		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 16 Assessment level has been improved by application of the recommended values. Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.597		
Highest ratio:	1.242		
Coefficient of Dispersion	9.06%		
Standard Deviation	0.106		
Coefficient of Variation	11.50%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.908		
Upper limit	0.934		
95% Confidence: Mean			
Lower limit	0.913		
Upper limit	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	5953		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	366		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	186		
# ratios above mean:	180		
z:	0.314		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	762120	0100	6/16/09	\$360,000	\$347,000	610	5	1909	4	3600	N	N	3015 61ST AVE SW
001	927420	1670	8/7/09	\$320,000	\$311,000	780	6	1906	3	3392	N	N	1508 45TH AVE SW
001	765240	0105	12/18/09	\$325,000	\$324,000	1270	6	1926	3	3220	N	N	2626 MARINE AVE SW
001	637950	0335	1/9/08	\$412,000	\$357,000	930	6	1908	3	5175	N	N	2347 44TH AVE SW
001	927220	0420	4/9/08	\$410,000	\$362,000	910	6	1965	3	3010	N	N	1314 SUNSET AVE SW
001	762220	0215	12/10/09	\$393,000	\$391,000	1120	6	1939	3	6263	N	N	2735 57TH AVE SW
001	637200	0102	4/21/08	\$470,000	\$416,000	600	6	1931	3	2688	N	N	2521 56TH AVE SW
001	637300	0210	1/26/09	\$450,000	\$422,000	1100	6	1925	3	4720	N	N	2823 62ND AVE SW
001	927420	3390	3/5/08	\$532,000	\$466,000	1190	6	1908	5	4025	N	N	1715 46TH AVE SW
001	938520	0110	12/17/09	\$255,000	\$254,000	590	7	1956	4	2005	N	N	2430 WICKSTROM PL SW
001	637950	0156	3/21/08	\$370,000	\$325,000	700	7	2008	3	900	N	N	2340 B 44TH AVE SW
001	637950	0159	4/23/08	\$375,000	\$332,000	1050	7	2008	3	1149	N	N	2342 A 44TH AVE SW
001	637950	0157	3/19/08	\$399,000	\$351,000	940	7	2008	3	1163	N	N	2340 C 44TH AVE SW
001	637950	0155	3/19/08	\$404,000	\$355,000	940	7	2008	3	1147	N	N	2340 A 44TH AVE SW
001	091400	0119	10/26/09	\$360,000	\$356,000	1270	7	1927	4	2720	Y	N	2252 BONAIR PL SW
001	927420	0540	8/20/08	\$398,050	\$361,000	1090	7	1927	4	2970	N	N	1916 44TH AVE SW
001	928120	0080	4/21/08	\$423,000	\$374,000	900	7	1949	3	5000	N	N	2322 50TH AVE SW
001	927420	2110	8/6/08	\$420,000	\$380,000	1250	7	1906	3	2900	N	N	4508 SW MASSACHUSETTS ST
001	927620	1190	1/18/08	\$440,000	\$382,000	1180	7	1986	3	3960	N	N	2611 49TH AVE SW
001	058500	0259	10/29/08	\$425,000	\$391,000	1270	7	1948	3	5270	N	N	2414 51ST AVE SW
001	927420	2790	6/1/09	\$410,000	\$394,000	1480	7	1927	3	4375	N	N	2111 45TH AVE SW
001	014800	0145	6/23/09	\$410,000	\$395,000	900	7	1937	3	4720	N	N	3023 63RD AVE SW
001	927620	1440	3/19/08	\$455,000	\$400,000	1230	7	1960	3	5500	N	N	2607 50TH AVE SW
001	350510	0297	7/15/08	\$445,000	\$401,000	1240	7	1951	4	4550	N	N	2653 51ST AVE SW
001	928020	0030	8/24/08	\$449,000	\$408,000	920	7	1946	3	4500	N	N	2307 47TH AVE SW
001	927420	0190	10/22/09	\$415,000	\$410,000	1080	7	1909	3	4025	N	N	1608 44TH AVE SW
001	927620	1400	11/18/08	\$455,000	\$420,000	1180	7	1951	3	5500	N	N	2612 50TH AVE SW
001	637950	0485	10/28/08	\$465,000	\$428,000	830	7	1928	5	3100	N	N	2307 45TH AVE SW
001	927420	1450	7/9/08	\$480,000	\$432,000	1300	7	1908	3	6250	N	N	1608 45TH AVE SW
001	927420	2310	12/3/09	\$450,000	\$448,000	790	7	1928	3	3025	N	N	4508 SW HOLGATE ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637100	0075	4/6/09	\$476,000	\$452,000	1300	7	1940	3	4777	N	N	3001 60TH AVE SW
001	637950	0375	12/26/08	\$500,000	\$466,000	1320	7	1911	3	6250	N	N	2346 45TH AVE SW
001	927420	1500	6/4/08	\$525,000	\$469,000	1640	7	1908	3	3200	N	N	4418 SW MASSACHUSETTS ST
001	927920	0985	6/16/08	\$525,000	\$470,000	1050	7	1918	3	5000	Y	N	2135 47TH AVE SW
001	253080	0060	9/22/08	\$532,000	\$486,000	1270	7	1945	3	5880	N	N	2214 46TH AVE SW
001	927420	3535	10/2/08	\$550,000	\$503,000	1780	7	1937	3	4420	N	N	1635 46TH AVE SW
001	253080	0055	4/2/09	\$535,000	\$508,000	1270	7	1945	3	5880	N	N	2218 46TH AVE SW
001	761620	0070	6/1/09	\$540,000	\$519,000	1070	7	1952	4	6300	N	N	5059 SW OLGA ST
001	058500	0345	11/10/09	\$539,950	\$535,000	1800	7	1912	4	7500	N	N	5020 SW GRAYSON ST
001	762120	0090	8/18/09	\$550,000	\$536,000	1650	7	1926	4	3600	N	N	3009 61ST AVE SW
001	005600	0100	3/11/08	\$614,000	\$539,000	780	7	1942	3	6434	Y	N	5723 SW STEVENS ST
001	637200	0390	8/7/08	\$605,000	\$547,000	2020	7	1975	3	5130	N	N	2534 56TH AVE SW
001	928170	0045	2/21/08	\$630,000	\$550,000	1310	7	1960	3	6106	N	N	2334 48TH AVE SW
001	927420	2695	10/22/09	\$558,000	\$551,000	1600	7	1904	5	3484	N	N	4520 SW WALKER ST
001	350510	0335	6/11/08	\$639,000	\$571,000	1870	7	1999	3	7840	N	N	5121 SW OLGA ST
001	005900	0765	8/18/09	\$590,000	\$575,000	1240	7	1955	5	6000	Y	N	5320 SW LANDER ST
001	928170	0106	4/25/08	\$649,000	\$575,000	1310	7	1960	3	5740	N	N	2362 48TH AVE SW
001	927420	2885	6/18/08	\$648,800	\$581,000	1320	7	1918	5	5750	N	N	2120 47TH AVE SW
001	253080	0035	7/27/09	\$599,950	\$582,000	2130	7	1945	3	5520	N	N	2225 45TH AVE SW
001	927420	1270	11/17/08	\$640,000	\$591,000	1670	7	1927	4	6250	N	N	1724 45TH AVE SW
001	927420	2250	7/2/08	\$665,000	\$597,000	1530	7	1930	4	4025	N	N	1722 46TH AVE SW
001	927420	1970	9/24/09	\$650,000	\$638,000	2110	7	1923	3	9375	N	N	1525 45TH AVE SW
001	058500	0269	1/18/08	\$741,500	\$643,000	1660	7	1948	4	5775	N	N	5054 SW GRAYSON ST
001	637200	0230	10/24/08	\$799,999	\$735,000	1430	7	1927	3	3250	Y	N	2428 ALKI AVE SW
001	927420	0365	3/27/09	\$855,000	\$811,000	1710	7	1928	4	5750	N	N	1718 44TH AVE SW
001	938520	0060	1/15/08	\$950,000	\$823,000	2850	7	1986	4	4000	N	N	2434 55TH AVE SW
001	637100	0134	11/13/08	\$350,000	\$323,000	1000	8	2000	3	1203	N	N	3047 B 60TH AVE SW
001	299780	0015	8/11/09	\$375,000	\$365,000	1140	8	2008	3	1265	N	N	3014 A 60TH AVE SW
001	637100	0148	10/5/09	\$399,950	\$393,000	910	8	2008	3	1340	N	N	6006 SW ADMIRAL WAY
001	299780	0017	8/13/08	\$439,000	\$398,000	1140	8	2008	3	936	N	N	3014 B 60TH AVE SW
001	299780	0023	9/8/08	\$442,000	\$403,000	1180	8	2008	3	1243	N	N	3012 B 60TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	299780	0021	5/16/08	\$459,000	\$408,000	1180	8	2008	3	1294	N	N	3012 A 60TH AVE SW
001	637100	0147	8/23/09	\$420,000	\$410,000	1090	8	2008	3	1150	N	N	6004 SW ADMIRAL WAY
001	637100	0145	4/29/09	\$439,000	\$419,000	840	8	2008	3	1160	N	N	3057 60TH AVE SW
001	350510	0055	3/18/09	\$447,850	\$424,000	1220	8	1950	3	5000	N	N	2505 51ST AVE SW
001	299780	0019	2/12/08	\$489,000	\$426,000	1140	8	2008	3	1265	N	N	3014 C 60TH AVE SW
001	927420	0321	12/18/09	\$470,000	\$469,000	1680	8	2008	3	934	Y	N	1609 B CALIFORNIA AVE SW
001	927420	0016	12/18/09	\$474,000	\$473,000	1090	8	2009	3	1437	Y	N	1506 B 44TH AVE SW
001	927420	1435	9/11/08	\$530,000	\$483,000	1560	8	1927	3	3440	N	N	4423 SW SEATTLE ST
001	927220	1292	9/22/09	\$499,000	\$490,000	880	8	2007	3	700	Y	N	4221 SW ATLANTIC ST
001	927420	2350	4/4/08	\$585,000	\$516,000	1830	8	1928	3	6250	N	N	1717 45TH AVE SW
001	927220	1300	12/1/08	\$568,000	\$526,000	900	8	2007	3	1908	Y	N	4215 SW ATLANTIC ST
001	927420	0320	8/1/08	\$600,000	\$542,000	1740	8	2008	3	1280	Y	N	1609 C CALIFORNIA AVE SW
001	927220	1290	5/22/09	\$568,000	\$544,000	900	8	2007	3	1485	Y	N	4223 SW ATLANTIC ST
001	927220	1318	4/25/08	\$625,000	\$553,000	1180	8	2007	3	1972	Y	N	1508 A CALIFORNIA AVE SW
001	927420	2370	4/22/08	\$675,000	\$597,000	2060	8	1905	5	6510	N	N	4503 SW MASSACHUSETTS ST
001	927420	0310	4/25/08	\$680,000	\$602,000	1740	8	2008	3	1251	Y	N	1601 CALIFORNIA AVE SW
001	058500	0445	9/10/08	\$699,500	\$637,000	1470	8	2007	3	5000	N	N	5023 SW GRAYSON ST
001	927920	0280	4/23/08	\$725,000	\$642,000	1580	8	1941	4	5000	N	N	2160 50TH AVE SW
001	637950	0215	1/17/08	\$750,000	\$650,000	2020	8	1908	3	5750	N	N	2312 44TH AVE SW
001	927420	2220	7/8/09	\$680,000	\$658,000	1760	8	1904	4	4255	N	N	1712 46TH AVE SW
001	350510	0241	2/25/08	\$756,100	\$661,000	1970	8	1952	3	12866	Y	N	2640 52ND AVE SW
001	927920	0515	11/17/09	\$675,000	\$669,000	1640	8	1955	3	7440	N	N	4721 SW WALKER ST
001	927470	0110	6/15/09	\$725,000	\$698,000	2400	8	1985	3	5750	N	N	2211 46TH AVE SW
001	927220	0870	11/19/09	\$770,000	\$764,000	2260	8	1913	4	5695	Y	N	1321 42ND AVE SW
001	637200	0425	5/13/08	\$880,000	\$782,000	2650	8	1997	3	6832	N	N	5621 SW LANDER ST
001	927420	2200	12/11/08	\$850,000	\$789,000	1990	8	1963	5	5750	N	N	4521 SW MASSACHUSETTS ST
001	927420	1820	6/10/08	\$945,000	\$845,000	2070	8	1993	4	4428	N	N	4409 SW ATLANTIC ST
001	637950	0640	8/27/08	\$969,950	\$881,000	2000	8	1924	5	5750	N	N	2328 46TH AVE SW
001	637950	0605	10/13/08	\$966,000	\$886,000	3040	8	2008	3	5750	N	N	2346 46TH AVE SW
001	350810	0115	7/22/09	\$579,500	\$562,000	1670	9	1985	3	4950	Y	N	2363 HOBART AVE SW
001	637950	0705	10/3/08	\$689,000	\$631,000	1920	9	1930	3	3710	N	N	2301 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637950	0325	3/7/08	\$740,000	\$649,000	1480	9	1907	3	5750	N	N	2343 44TH AVE SW
001	927420	1650	11/24/09	\$677,500	\$673,000	2070	9	1928	3	6563	N	N	4415 SW ATLANTIC ST
001	927420	3250	11/25/09	\$885,000	\$879,000	2250	9	1930	4	5750	N	N	1708 47TH AVE SW
001	091300	0110	1/18/08	\$1,100,000	\$954,000	2750	9	1995	3	4922	Y	N	2130 BONAIR DR SW
001	927420	3760	6/11/08	\$1,175,000	\$1,051,000	2090	9	1936	4	6370	Y	N	1545 SUNSET AVE SW
001	927970	0125	9/3/08	\$1,550,000	\$1,410,000	2360	9	1936	3	6496	Y	N	1635 SUNSET AVE SW
001	350810	0260	9/28/09	\$915,000	\$899,000	1730	10	1977	4	10281	Y	N	2439 53RD AVE SW
001	015300	0035	7/1/08	\$1,010,000	\$907,000	1880	10	2005	3	1838	Y	N	3130 ALKI AVE SW
001	350810	0260	3/13/08	\$1,185,000	\$1,040,000	1730	10	1977	4	10281	Y	N	2439 53RD AVE SW
001	927220	1455	10/9/09	\$1,090,000	\$1,073,000	3330	10	1985	3	6600	N	N	1503 42ND AVE SW
001	015400	0020	4/20/08	\$1,750,000	\$1,548,000	1900	10	2006	3	3569	Y	Y	3091 ALKI AVE SW
001	015400	0020	9/24/09	\$1,800,000	\$1,767,000	1900	10	2006	3	3569	Y	Y	3091 ALKI AVE SW
001	637200	0069	7/11/08	\$861,000	\$775,000	1670	11	2002	3	1575	Y	N	2508 57TH AVE SW
001	091300	0075	11/11/09	\$1,065,000	\$1,055,000	2690	11	2002	3	3274	Y	N	2109 BONAIR DR SW
003	957780	0455	10/22/08	\$262,500	\$241,000	800	6	1917	3	3850	N	N	3304 SW ADMIRAL WAY
003	691170	0105	6/23/08	\$280,000	\$251,000	670	6	1918	4	2800	N	N	3000 FAUNTLEROY AVE SW
003	798740	0356	4/3/08	\$332,000	\$293,000	770	6	1910	3	2500	N	N	3403 30TH AVE SW
003	915160	0081	6/24/09	\$430,000	\$415,000	700	6	1900	4	6130	Y	N	1939 WALNUT AVE SW
003	927420	4320	1/22/08	\$495,000	\$430,000	1180	6	1930	4	2500	N	N	4114 SW HILL ST
003	927420	3885	6/23/08	\$485,000	\$435,000	750	6	1944	3	3125	N	N	1929 42ND AVE SW
003	011700	0515	9/11/08	\$542,500	\$494,000	1010	6	1928	5	4060	N	N	2202 42ND AVE SW
003	927420	3905	8/28/08	\$320,000	\$291,000	1020	7	1947	2	3750	N	N	4208 SW HILL ST
003	011700	0490	11/23/09	\$330,000	\$328,000	920	7	1925	3	5175	N	N	2214 42ND AVE SW
003	798740	0310	4/21/08	\$375,000	\$332,000	1170	7	2007	3	1696	N	N	3012 SW HINDS ST
003	798740	0305	4/22/08	\$378,000	\$335,000	1170	7	2007	3	1750	N	N	3016 SW HINDS ST
003	798740	0300	2/7/08	\$399,950	\$348,000	1170	7	2007	3	1804	N	N	3018 SW HINDS ST
003	798740	0290	2/22/08	\$454,000	\$397,000	1470	7	2008	3	2500	N	N	3006 SW HINDS ST
003	798740	0285	3/12/08	\$460,000	\$404,000	1470	7	2008	3	2500	N	N	3002 SW HINDS ST
003	011700	0140	4/21/08	\$460,000	\$407,000	1170	7	1947	3	6325	N	N	2114 42ND AVE SW
003	927570	2005	10/21/09	\$430,000	\$424,000	890	7	1918	3	3500	N	N	3755 SW GRAYSON ST
003	632400	0190	3/3/09	\$460,000	\$434,000	1210	7	1917	3	3700	N	N	4055 SW PRINCE ST

Improved Sales Used in this Annual Update Analysis
Area 16
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	927220	1915	6/6/09	\$485,000	\$466,000	1090	7	1907	4	4967	N	N	1613 PALM AVE SW
003	011700	0080	2/1/08	\$565,000	\$491,000	1460	7	1914	3	2875	N	N	4116 SW WALKER ST
003	632400	0065	10/26/09	\$545,000	\$538,000	1520	7	1927	3	4482	N	N	2316 41ST AVE SW
003	011700	0100	2/4/08	\$635,000	\$553,000	1080	7	1909	4	5750	N	N	2136 42ND AVE SW
003	927420	4110	4/22/09	\$678,500	\$646,000	1710	7	1948	5	4800	Y	N	1739 41ST AVE SW
003	927420	4170	5/25/09	\$700,000	\$671,000	2600	7	1937	4	6250	N	N	1907 41ST AVE SW
003	927220	1630	12/10/09	\$535,000	\$533,000	1710	8	1926	4	4970	N	N	1605 42ND AVE SW
003	927420	3837	10/9/09	\$550,000	\$541,000	1640	8	2007	3	1731	N	N	2010 B CALIFORNIA AVE SW
003	927420	3835	5/24/09	\$565,000	\$542,000	1640	8	2007	3	1892	N	N	2010 A CALIFORNIA AVE SW
003	927420	3831	12/4/09	\$550,000	\$547,000	1640	8	2007	3	1733	N	N	2004 A CALIFORNIA AVE SW
003	927420	3833	8/26/08	\$615,000	\$559,000	1640	8	2007	3	1892	N	N	2004 B CALIFORNIA AVE SW
003	927420	3843	4/3/09	\$600,000	\$570,000	1830	8	2007	3	2077	Y	N	2006 B CALIFORNIA AVE SW
003	927420	3845	12/1/09	\$595,000	\$592,000	1650	8	2007	3	1831	Y	N	2006 A CALIFORNIA AVE SW
003	011700	0190	7/23/08	\$698,000	\$630,000	2050	8	2002	3	3811	N	N	2137 42ND AVE SW
003	927420	4585	3/28/08	\$800,000	\$704,000	2650	8	1992	4	5750	N	N	2107 41ST AVE SW
003	927220	1800	3/10/08	\$835,000	\$732,000	1690	8	1998	3	5500	N	N	1514 42ND AVE SW
003	927570	2095	9/24/08	\$750,000	\$685,000	2800	9	1910	3	5500	N	N	3729 SW GRAYSON ST
003	927570	2405	12/18/09	\$940,000	\$938,000	2610	10	1930	4	6000	Y	N	2247 PRESCOTT AVE SW
003	927570	1235	8/25/09	\$1,180,000	\$1,152,000	2630	10	2006	3	5679	Y	N	2100 FAIRMOUNT AVE SW
005	156310	0444	2/14/08	\$465,000	\$406,000	1330	6	1904	3	3500	N	N	4110 BEACH DR SW
005	638450	0085	8/31/09	\$349,000	\$341,000	860	7	1952	4	6050	N	N	3842 53RD AVE SW
005	636590	0055	6/30/08	\$389,000	\$349,000	870	7	1948	3	5750	N	N	4027 51ST AVE SW
005	638450	0005	8/21/08	\$390,000	\$354,000	1070	7	1952	3	7744	N	N	5219 SW CHARLESTOWN ST
005	239210	0285	5/21/09	\$380,000	\$364,000	1140	7	1950	3	5750	N	N	4133 52ND AVE SW
005	700770	0135	8/5/09	\$375,000	\$365,000	1720	7	1952	3	6000	N	N	5311 SW MANNING ST
005	037500	0075	12/1/08	\$410,000	\$380,000	780	7	1923	3	2220	N	N	6323 SW WILTON CT
005	638450	0315	2/3/09	\$407,500	\$382,000	1620	7	1951	3	6678	N	N	3838 52ND AVE SW
005	205610	0285	6/6/08	\$430,000	\$384,000	780	7	1946	4	5000	N	N	4040 54TH AVE SW
005	239210	0130	9/3/08	\$430,000	\$391,000	1080	7	1953	4	5750	N	N	4148 52ND AVE SW
005	637400	0306	11/19/09	\$400,000	\$397,000	1070	7	1953	3	4300	N	N	6409 SW ADMIRAL WAY
005	549620	0005	8/7/08	\$440,000	\$398,000	1060	7	1941	4	5800	N	N	4101 54TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

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005	239210	0250	1/30/08	\$469,000	\$408,000	920	7	1948	5	5750	N	N	4115 52ND AVE SW
005	637150	0075	9/18/08	\$450,000	\$411,000	1550	7	1912	3	4800	N	N	3257 61ST AVE SW
005	636590	0175	3/19/08	\$470,000	\$413,000	1220	7	1948	3	5635	Y	N	4026 52ND AVE SW
005	299880	0040	3/19/09	\$450,000	\$426,000	1250	7	1925	4	8800	Y	N	3406 60TH AVE SW
005	549620	0219	3/5/08	\$487,000	\$427,000	1150	7	1946	3	5800	N	N	4106 55TH AVE SW
005	637150	0095	7/30/09	\$490,000	\$476,000	1120	7	1947	3	9600	N	N	3237 61ST AVE SW
005	637250	0155	4/6/09	\$525,000	\$499,000	1760	7	1926	4	4800	N	N	3406 61ST AVE SW
005	156310	2935	2/23/09	\$540,000	\$509,000	1850	7	1967	4	4125	Y	N	5500 SW GENESEE ST
005	299830	0056	1/13/09	\$550,000	\$514,000	1240	7	1960	3	6050	Y	N	5807 SW HORTON ST
005	014200	0065	11/9/09	\$520,000	\$515,000	1160	7	1948	3	6000	N	N	4134 54TH AVE SW
005	636590	0225	11/18/09	\$560,000	\$555,000	1220	7	1948	4	8625	N	N	4054 52ND AVE SW
005	037500	0025	11/24/09	\$617,000	\$613,000	870	7	1999	3	2220	Y	N	3514 BEACH DR SW
005	156310	0820	9/2/08	\$692,500	\$630,000	2400	7	1999	3	5000	N	N	4010 59TH AVE SW
005	299830	0165	6/23/08	\$770,000	\$690,000	1200	7	1951	5	9384	Y	N	3267 57TH AVE SW
005	782870	0035	6/25/09	\$725,000	\$699,000	1990	7	1991	3	5900	N	N	3232 63RD AVE SW
005	156310	0269	8/13/08	\$1,040,000	\$942,000	1830	7	1916	3	4550	Y	Y	4149 BEACH DR SW
005	102500	0036	7/30/09	\$439,000	\$426,000	1060	8	2008	3	1335	Y	N	3726 A BEACH DR SW
005	102500	0035	9/17/09	\$443,000	\$434,000	1160	8	2008	3	1933	N	N	3723 60TH AVE SW
005	102500	0038	5/26/09	\$459,000	\$440,000	1060	8	2008	3	1131	Y	N	3726 C BEACH DR SW
005	102500	0037	11/9/09	\$445,000	\$441,000	1060	8	2008	3	964	Y	N	3726 B BEACH DR SW
005	299880	0045	5/22/08	\$607,999	\$541,000	1480	8	1924	4	5400	Y	N	3412 60TH AVE SW
005	156310	2900	12/2/09	\$550,000	\$547,000	1480	8	1962	4	5000	N	N	4126 56TH AVE SW
005	014200	0103	10/14/09	\$580,000	\$571,000	2670	8	2002	3	6048	Y	N	4152 54TH AVE SW
005	014800	0654	11/3/09	\$585,000	\$579,000	1580	8	1985	4	6000	N	N	3437 61ST AVE SW
005	771260	0375	9/28/09	\$610,000	\$599,000	2430	8	1999	3	4984	N	N	3849 53RD AVE SW
005	299830	0115	1/15/09	\$652,500	\$610,000	1350	8	1963	4	5040	Y	N	3337 58TH AVE SW
005	014800	0615	10/7/08	\$700,000	\$641,000	3170	8	1968	2	7900	Y	N	3445 58TH AVE SW
005	014200	0165	4/22/08	\$740,000	\$655,000	1960	8	1949	5	6050	N	N	4135 53RD AVE SW
005	181880	0223	2/25/09	\$722,500	\$681,000	2060	8	1958	4	8372	Y	N	3652 HILLCREST AVE SW
005	513500	0105	6/23/08	\$775,000	\$695,000	1340	8	1959	5	6000	Y	N	3608 56TH AVE SW
005	130930	0050	9/24/09	\$800,000	\$785,000	1570	8	1963	3	7300	Y	N	5354 SW MANNING ST

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Area 16
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	021900	0095	8/14/09	\$832,500	\$811,000	1240	8	1954	4	7480	Y	N	3243 56TH AVE SW
005	513500	0075	12/12/08	\$1,025,000	\$952,000	1450	8	1947	5	6000	Y	N	3665 55TH AVE SW
005	014800	0616	6/16/09	\$1,095,000	\$1,055,000	1530	8	1961	4	7900	Y	N	3449 58TH AVE SW
005	984130	0015	1/22/09	\$540,000	\$505,000	1500	9	1995	3	3300	N	N	6003 SW ADMIRAL WAY
005	156310	0515	4/2/08	\$655,000	\$577,000	1900	9	1999	3	2404	N	N	4140 BEACH DR SW
005	075500	0060	2/5/08	\$748,000	\$651,000	1320	9	2005	3	1610	Y	N	3216 C ALKI AVE SW
005	152403	9077	7/20/09	\$720,000	\$698,000	2290	9	2001	3	5016	N	N	6002 SW ORLEANS ST
005	147440	0075	11/17/08	\$775,000	\$716,000	2470	9	2007	3	4720	N	N	3248 61ST AVE SW
005	037500	0005	8/6/09	\$925,000	\$900,000	1780	9	1997	4	2220	Y	N	3504 BEACH DR SW
005	181880	0235	4/29/09	\$1,000,000	\$954,000	1710	9	1958	4	7750	Y	N	3615 57TH PL SW
005	156310	2015	7/8/08	\$1,160,000	\$1,043,000	1810	9	1975	4	9313	Y	N	4043 HILLCREST AVE SW
005	156310	2555	4/29/08	\$1,215,000	\$1,077,000	1570	9	2008	3	5000	Y	N	4011 56TH AVE SW
005	156310	0280	3/16/08	\$1,650,000	\$1,449,000	1620	9	1998	3	2584	Y	Y	4141 BEACH DR SW
005	181880	0102	9/10/08	\$1,080,000	\$984,000	2440	10	2007	3	4978	N	N	3622 61ST AVE SW
005	181880	0295	6/2/08	\$1,300,000	\$1,160,000	2530	11	1995	3	9181	Y	N	3717 HILLCREST AVE SW
007	710410	0007	12/29/09	\$230,000	\$230,000	460	5	1918	3	3640	N	N	4815 SW JUNEAU ST
007	762570	0825	10/30/08	\$251,500	\$231,000	760	5	1912	3	3000	N	N	4417 1/2 SW DAWSON ST
007	281060	0160	9/10/09	\$290,000	\$284,000	700	5	1918	3	4480	N	N	4319 SW HOLLY ST
007	939370	0035	7/14/08	\$249,950	\$225,000	710	6	1918	3	3840	N	N	4828 49TH AVE SW
007	031200	0025	1/6/09	\$258,500	\$241,000	790	6	1950	3	5120	N	N	4844 49TH AVE SW
007	859590	0005	12/11/09	\$243,000	\$242,000	780	6	1947	3	6400	N	N	4730 48TH AVE SW
007	762570	1160	11/10/09	\$275,000	\$272,000	720	6	1909	4	6250	N	N	5407 44TH AVE SW
007	570550	0075	9/17/08	\$300,000	\$274,000	800	6	1922	4	4800	N	N	4922 SW DAWSON ST
007	762570	3675	9/24/09	\$280,500	\$275,000	780	6	1943	3	4800	N	N	6014 46TH AVE SW
007	762570	4066	1/29/08	\$339,500	\$295,000	890	6	1918	3	4800	N	N	6311 46TH AVE SW
007	762620	0250	5/30/08	\$345,000	\$308,000	750	6	1915	3	4600	N	N	6621 HOLLY PL SW
007	280960	0140	9/11/09	\$322,000	\$315,000	840	6	1914	3	6344	N	N	6950 FAUNTLEROY WAY SW
007	281010	0235	12/29/09	\$320,000	\$320,000	880	6	1912	4	5076	N	N	4314 SW MILLS ST
007	431570	0285	8/10/09	\$329,500	\$321,000	940	6	1908	4	4745	N	N	7136 FAUNTLEROY WAY SW
007	762570	3525	4/10/09	\$340,000	\$323,000	990	6	1914	4	6000	N	N	6042 45TH AVE SW
007	281060	0165	9/22/09	\$330,000	\$324,000	910	6	1918	4	4928	N	N	4315 SW HOLLY ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	1086	11/9/09	\$329,950	\$327,000	1460	6	1990	3	5998	N	N	4502 SW FINDLAY ST
007	939370	0145	6/9/09	\$354,427	\$341,000	720	6	1946	3	5120	N	N	4815 47TH AVE SW
007	031200	0135	3/12/09	\$365,000	\$345,000	840	6	1951	4	5120	N	N	4845 47TH AVE SW
007	762570	0906	9/14/09	\$355,000	\$348,000	830	6	1915	3	6203	N	N	4504 SW BRANDON ST
007	239160	1625	6/11/08	\$390,000	\$349,000	610	6	1921	5	5750	N	N	4507 51ST PL SW
007	793500	0226	2/14/08	\$399,950	\$349,000	790	6	1918	4	4500	N	N	4908 SW MORGAN ST
007	281060	0050	11/12/09	\$365,000	\$362,000	680	6	1917	3	4480	N	N	4328 SW WILLOW ST
007	762570	1960	7/7/08	\$407,500	\$366,000	1020	6	1944	3	6000	N	N	5938 47TH AVE SW
007	135830	0039	4/21/08	\$414,950	\$367,000	780	6	1947	4	6300	N	N	4757 48TH AVE SW
007	793600	0285	3/10/09	\$390,000	\$368,000	1360	6	1951	3	5200	N	N	5010 AUTUMN LN SW
007	762570	2155	10/27/09	\$375,000	\$370,000	890	6	1918	4	5000	N	N	5939 44TH AVE SW
007	762570	1590	8/28/09	\$380,000	\$371,000	840	6	1922	4	6000	N	N	5648 45TH AVE SW
007	762570	3465	1/8/08	\$480,000	\$415,000	1140	6	1918	4	5000	N	N	6019 44TH AVE SW
007	135830	0060	8/26/09	\$430,000	\$420,000	790	6	1947	4	5040	N	N	4739 48TH AVE SW
007	793500	0585	10/6/08	\$490,000	\$449,000	1390	6	1908	3	8927	Y	N	6047 ATLAS PL SW
007	764940	0155	7/10/08	\$543,000	\$489,000	2520	6	1910	4	3050	N	N	5400 BEACH DR SW
007	281060	0022	10/21/08	\$299,950	\$276,000	760	7	2003	3	1202	N	N	6717 B CALIFORNIA AVE SW
007	762570	2267	3/11/09	\$296,000	\$280,000	760	7	2008	3	697	N	N	5929 B CALIFORNIA AVE SW
007	762570	2271	9/10/09	\$288,000	\$282,000	760	7	2008	3	671	N	N	5937 CALIFORNIA AVE SW
007	762570	2265	3/4/09	\$300,000	\$283,000	780	7	2008	3	1027	N	N	5929 A CALIFORNIA AVE SW
007	762570	2270	7/15/09	\$298,500	\$289,000	780	7	2008	3	989	N	N	5937 CALIFORNIA AVE SW
007	762570	2272	8/27/09	\$314,000	\$307,000	780	7	2008	3	989	N	N	5937 CALIFORNIA AVE SW
007	762570	2205	8/6/08	\$340,000	\$308,000	730	7	1918	3	6000	N	N	5932 45TH AVE SW
007	431620	0075	6/8/09	\$325,000	\$312,000	800	7	1930	4	4120	N	N	6777 MURRAY AVE SW
007	793600	0724	6/22/09	\$328,500	\$317,000	810	7	1947	3	6840	N	N	5302 48TH AVE SW
007	558020	0071	3/12/09	\$340,000	\$321,000	1010	7	1933	3	3600	N	N	4816 SW BRANDON ST
007	762570	2283	8/26/09	\$344,000	\$336,000	980	7	2008	3	1089	N	N	5925 A CALIFORNIA AVE SW
007	762570	2282	11/30/09	\$339,000	\$337,000	970	7	2008	3	834	N	N	5925 B CALIFORNIA AVE SW
007	762620	0200	3/24/08	\$384,950	\$339,000	1230	7	1909	4	5000	N	N	6667 HOLLY PL SW
007	757120	0125	7/24/09	\$350,000	\$340,000	1160	7	1984	3	2340	N	N	4830 47TH AVE SW
007	762570	3475	10/17/08	\$369,950	\$340,000	870	7	1918	4	5000	N	N	6027 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	2277	7/29/09	\$350,000	\$340,000	980	7	2008	3	1095	N	N	5933 CALIFORNIA AVE SW
007	762570	2274	10/7/09	\$348,000	\$342,000	980	7	2008	3	1144	N	N	5933 C CALIFORNIA AVE SW
007	762570	2281	10/28/09	\$349,000	\$345,000	980	7	2008	3	1098	N	N	5925 C CALIFORNIA AVE SW
007	356080	0060	5/22/08	\$390,000	\$347,000	760	7	1945	4	9000	N	N	5265 49TH AVE SW
007	281010	0210	6/4/08	\$392,500	\$350,000	930	7	1916	4	4400	N	N	4328 SW MILLS ST
007	356080	0050	4/22/08	\$399,950	\$354,000	760	7	1945	3	7200	N	N	5253 49TH AVE SW
007	762570	1650	11/10/08	\$384,500	\$355,000	940	7	1924	4	6000	N	N	5611 45TH AVE SW
007	558020	0028	1/27/09	\$380,000	\$356,000	940	7	1950	4	5760	N	N	5235 48TH AVE SW
007	281060	0120	6/26/09	\$370,000	\$357,000	910	7	1926	3	4000	N	N	6702 FAUNTLEROY WAY SW
007	280960	0215	2/13/08	\$411,250	\$359,000	1180	7	1953	3	5100	N	N	4318 SW FRONTENAC ST
007	281060	0185	12/8/09	\$362,450	\$361,000	990	7	1925	3	3760	N	N	6709 FAUNTLEROY WAY SW
007	710410	0030	11/9/09	\$365,000	\$361,000	940	7	1918	4	5043	N	N	5922 49TH AVE SW
007	281560	0085	4/29/08	\$410,500	\$364,000	800	7	1944	4	6210	N	N	5632 48TH AVE SW
007	762570	4096	6/6/08	\$410,000	\$366,000	910	7	1955	3	5265	N	N	6414 47TH AVE SW
007	380750	0075	5/21/09	\$384,600	\$369,000	950	7	1942	4	3906	N	N	4400 SW OTHELLO ST
007	239160	1615	10/27/09	\$375,000	\$370,000	1000	7	1956	3	5750	Y	N	4505 51ST AVE SW
007	239160	1705	4/10/09	\$390,000	\$371,000	1110	7	1993	3	2875	Y	N	4550 51ST PL SW
007	762620	0165	5/6/09	\$388,500	\$371,000	1350	7	1925	5	8000	N	N	6522 47TH AVE SW
007	941740	0120	6/12/08	\$415,000	\$371,000	1050	7	1952	3	4840	N	N	6038 49TH AVE SW
007	860890	0185	10/12/09	\$378,500	\$373,000	800	7	1944	4	5850	N	N	4802 47TH AVE SW
007	762570	3555	2/4/08	\$430,000	\$374,000	830	7	1940	4	6000	N	N	6012 45TH AVE SW
007	762570	3685	7/14/08	\$420,000	\$378,000	1140	7	1943	4	5160	N	N	6006 46TH AVE SW
007	078300	0035	7/16/08	\$425,000	\$383,000	1300	7	1947	3	5490	N	N	4747 50TH AVE SW
007	431570	0440	3/23/09	\$405,000	\$384,000	970	7	1951	3	6105	N	N	6733 46TH AVE SW
007	762570	1386	6/11/09	\$399,000	\$384,000	1200	7	1956	3	4333	N	N	4319 SW BRANDON ST
007	537620	0020	4/18/08	\$437,500	\$387,000	1060	7	1949	3	6300	N	N	7132 45TH AVE SW
007	762570	3730	9/2/09	\$398,000	\$389,000	830	7	1949	3	6000	N	N	6037 46TH AVE SW
007	762570	2350	9/4/08	\$429,000	\$390,000	1140	7	1941	3	6500	N	N	5906 44TH AVE SW
007	431570	0045	6/25/09	\$405,000	\$391,000	1030	7	1907	5	5250	N	N	7118 FAUNTLEROY WAY SW
007	431570	0395	6/12/08	\$438,000	\$392,000	1460	7	1908	3	6550	N	N	4607 SW MAPLE WAY
007	762570	1920	11/4/09	\$399,950	\$396,000	920	7	1951	4	6000	N	N	5943 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	941740	0125	4/15/08	\$450,000	\$398,000	1050	7	1952	3	4840	N	N	6040 49TH AVE SW
007	762570	3660	9/21/09	\$410,000	\$402,000	1140	7	2009	3	4800	N	N	6030 46TH AVE SW
007	281060	0075	3/6/08	\$460,000	\$403,000	990	7	1922	3	4000	N	N	6716 FAUNTLEROY WAY SW
007	281010	0135	10/17/09	\$412,000	\$406,000	1370	7	1926	4	3393	N	N	6917 FAUNTLEROY WAY SW
007	431570	1130	10/23/09	\$415,000	\$410,000	940	7	1956	3	6600	Y	N	6733 48TH AVE SW
007	743600	0185	9/23/09	\$424,000	\$416,000	920	7	1948	4	6500	N	N	6503 49TH AVE SW
007	370290	0220	7/21/08	\$463,000	\$417,000	860	7	1928	5	8680	N	N	5022 SW HUDSON ST
007	793400	0155	8/1/08	\$466,500	\$422,000	900	7	1919	5	6240	N	N	4724 SW DAWSON ST
007	762570	3850	7/14/09	\$440,000	\$426,000	1220	7	1910	3	7300	N	N	6506 49TH AVE SW
007	380750	0095	10/15/08	\$465,000	\$427,000	1460	7	1930	4	4250	Y	N	7141 44TH AVE SW
007	762570	0690	2/15/08	\$490,000	\$428,000	970	7	1917	4	6250	N	N	5241 44TH AVE SW
007	762570	3620	8/6/09	\$439,900	\$428,000	940	7	1918	5	3840	N	N	4500 SW GRAHAM ST
007	198120	0060	8/6/09	\$443,500	\$431,000	1060	7	1918	4	3885	Y	N	7018 BEACH DR SW
007	941740	0030	7/20/09	\$445,000	\$431,000	1120	7	1943	4	5734	N	N	5950 49TH AVE SW
007	281010	0040	9/8/08	\$480,000	\$437,000	930	7	1917	4	4160	N	N	4327 SW WILLOW ST
007	762570	1155	3/6/09	\$469,950	\$444,000	990	7	1947	4	6250	N	N	5403 44TH AVE SW
007	762570	2070	5/19/09	\$463,500	\$444,000	990	7	1948	4	6000	N	N	5946 46TH AVE SW
007	260030	0065	7/14/08	\$495,200	\$446,000	1240	7	1946	5	6500	N	N	4818 50TH AVE SW
007	762620	0305	8/12/08	\$499,950	\$453,000	1600	7	1925	5	5000	N	N	6549 FAUNTLEROY WAY SW
007	031200	0105	8/3/09	\$467,000	\$454,000	970	7	1920	5	5120	N	N	4848 48TH AVE SW
007	762570	1250	4/4/08	\$515,000	\$454,000	940	7	1937	4	6000	N	N	5422 45TH AVE SW
007	911300	0111	4/25/08	\$514,000	\$455,000	820	7	1943	4	6080	N	N	5431 48TH AVE SW
007	762570	1110	10/1/08	\$499,950	\$457,000	930	7	1925	4	6000	N	N	5440 46TH AVE SW
007	431570	0865	5/16/08	\$515,000	\$458,000	1150	7	1962	3	5371	Y	N	6708 MURRAY AVE SW
007	762570	1075	3/7/08	\$523,500	\$459,000	1290	7	1910	4	6000	N	N	5443 45TH AVE SW
007	370290	0170	10/1/09	\$472,500	\$464,000	1900	7	1918	4	7420	N	N	4847 49TH AVE SW
007	941740	0205	10/21/09	\$477,000	\$471,000	1240	7	1955	4	4840	N	N	6015 48TH AVE SW
007	031200	0150	10/9/09	\$492,000	\$484,000	1400	7	1962	4	5120	N	N	4833 47TH AVE SW
007	762570	2330	11/2/09	\$490,000	\$485,000	1390	7	1916	4	6500	N	N	5926 44TH AVE SW
007	431570	0904	5/26/09	\$510,000	\$489,000	1160	7	1969	3	12331	Y	N	6736 48TH AVE SW
007	793500	0565	6/23/08	\$553,000	\$496,000	960	7	1950	4	5688	Y	N	6025 ATLAS PL SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	2000	3/11/08	\$569,000	\$499,000	1760	7	1957	4	7440	N	N	4507 SW JUNEAU ST
007	941740	0205	7/9/08	\$555,000	\$499,000	1240	7	1955	4	4840	N	N	6015 48TH AVE SW
007	149530	0390	10/5/09	\$513,000	\$505,000	860	7	1908	5	6350	Y	N	4702 45TH AVE SW
007	394890	0075	3/25/08	\$575,000	\$506,000	1210	7	1920	5	4907	Y	N	6705 HOLLY PL SW
007	431570	0061	7/28/08	\$575,000	\$519,000	1780	7	1909	5	5500	N	N	7100 SYLVAN LN SW
007	911300	0160	11/20/09	\$528,000	\$524,000	1890	7	1925	4	6250	N	N	5454 48TH AVE SW
007	860890	0005	7/6/09	\$560,000	\$541,000	1320	7	1917	4	5850	Y	N	4801 45TH AVE SW
007	239160	1420	6/23/09	\$577,000	\$556,000	2340	7	1925	4	7813	Y	N	4450 52ND PL SW
007	858740	0005	9/26/08	\$620,000	\$567,000	1590	7	2009	3	7596	Y	N	4508 53RD AVE SW
007	764990	0145	2/13/09	\$611,500	\$575,000	1670	7	1987	5	4400	Y	N	5025 SW DAWSON ST
007	814960	0055	10/15/09	\$635,000	\$626,000	1300	7	1920	4	6350	Y	N	4727 45TH AVE SW
007	743600	0210	5/19/08	\$709,000	\$631,000	1000	7	1919	4	16505	Y	N	6506 BEACH DR SW
007	793500	0080	7/27/09	\$657,000	\$638,000	1370	7	1965	3	11000	Y	N	6013 49TH AVE SW
007	764990	0025	2/1/08	\$950,000	\$826,000	780	7	1938	3	5452	Y	Y	5221 BEACH DR SW
007	793650	0215	5/2/08	\$938,200	\$832,000	1600	7	1984	3	2124	Y	Y	6019 BEACH DR SW
007	764990	0025	7/14/09	\$930,000	\$900,000	780	7	1938	3	5452	Y	Y	5221 BEACH DR SW
007	762570	3912	11/19/09	\$410,000	\$407,000	950	8	1914	5	4500	N	N	4761 SW EDDY ST
007	432320	0009	10/19/09	\$438,000	\$432,000	1450	8	1949	4	4650	N	N	6714 47TH PL SW
007	762570	2355	12/3/08	\$499,950	\$463,000	1500	8	1958	4	6500	N	N	5900 44TH AVE SW
007	281560	0273	10/1/09	\$481,000	\$473,000	1160	8	1962	3	6930	N	N	4823 SW FINDLAY ST
007	757120	0160	3/12/08	\$550,000	\$483,000	1710	8	1918	4	5850	N	N	4844 47TH AVE SW
007	814960	0115	7/7/09	\$500,000	\$483,000	1130	8	1910	5	5969	Y	N	4757 45TH AVE SW
007	941740	0020	11/24/09	\$494,500	\$491,000	910	8	1948	4	7320	N	N	5940 49TH AVE SW
007	762570	3982	11/14/08	\$575,000	\$531,000	1350	8	1975	4	6500	Y	N	6472 48TH AVE SW
007	762570	0710	5/1/08	\$607,000	\$538,000	1920	8	1913	4	6250	N	N	5263 44TH AVE SW
007	941740	0334	9/12/08	\$610,000	\$556,000	2430	8	2004	3	5000	N	N	6035 47TH AVE SW
007	814960	0255	12/17/09	\$560,000	\$558,000	1320	8	1953	4	5850	Y	N	4707 46TH AVE SW
007	762620	0035	6/5/08	\$629,000	\$562,000	2860	8	2007	3	5650	N	N	4331 BEVERIDGE PL SW
007	814960	0155	12/16/09	\$579,000	\$577,000	1340	8	1954	3	5850	N	N	4716 46TH AVE SW
007	793600	0543	7/24/09	\$611,000	\$593,000	1340	8	1958	4	5670	N	N	4849 51ST AVE SW
007	793600	0249	8/7/09	\$615,000	\$598,000	2080	8	1968	4	6875	Y	N	4878 BEACH DR SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	059300	0015	10/15/08	\$675,000	\$619,000	1920	8	1958	4	6000	N	N	5414 SW BEACH DRIVE TER
007	390210	0005	3/18/08	\$715,000	\$628,000	1300	8	1950	4	6350	Y	N	4421 SW EDMUNDS ST
007	859590	0025	3/7/08	\$760,000	\$666,000	2760	8	2007	3	5376	N	N	4750 48TH AVE SW
007	710410	0006	7/8/08	\$765,000	\$688,000	2290	8	1996	4	4004	N	N	5900 49TH AVE SW
007	710410	0006	7/8/08	\$765,000	\$688,000	2290	8	1996	4	4004	N	N	5900 49TH AVE SW
007	941740	0250	12/21/09	\$690,000	\$689,000	2650	8	2008	3	5000	N	N	6016 48TH AVE SW
007	281560	0055	2/29/08	\$839,950	\$735,000	3260	8	2007	3	6864	N	N	5618 48TH AVE SW
007	814960	0455	12/30/08	\$800,000	\$745,000	2170	8	1921	5	6864	N	N	4748 47TH AVE SW
007	431570	0557	10/3/08	\$815,000	\$746,000	1950	8	1955	3	5171	N	N	4626 SW OTHELLO ST
007	793650	0116	8/19/08	\$1,000,000	\$907,000	1260	8	1978	4	5199	Y	Y	5637 BEACH DR SW
007	239160	1390	9/23/09	\$930,000	\$913,000	1760	8	1910	4	9875	Y	N	4436 53RD AVE SW
007	766670	7715	8/13/09	\$1,350,000	\$1,315,000	1120	8	1974	5	6113	Y	Y	6737 BEACH DR SW
007	764940	0130	1/16/09	\$580,000	\$542,000	2460	9	1995	3	3481	Y	N	5118 SW CANADA DR
007	757120	0010	8/19/08	\$621,000	\$563,000	2360	9	2003	3	2925	Y	N	4840 46TH AVE SW
007	015800	0015	3/30/09	\$750,000	\$711,000	2460	9	1993	3	13345	Y	N	6562 BEACH DR SW
007	757120	0020	3/21/08	\$890,000	\$782,000	2390	9	2003	3	5850	Y	N	4842 46TH AVE SW
007	762570	1985	2/25/09	\$985,000	\$928,000	3130	9	2008	3	6000	Y	N	5912 47TH AVE SW
007	793500	0470	5/9/08	\$1,108,350	\$984,000	2200	9	1985	4	12086	Y	N	5901 ATLAS PL SW
007	239160	1550	7/27/09	\$1,050,000	\$1,019,000	3240	9	2005	3	7750	Y	N	4535 51ST PL SW
007	793500	0265	6/26/09	\$1,250,000	\$1,206,000	2220	9	1926	3	13200	Y	N	6337 50TH AVE SW
007	214120	0112	5/13/09	\$1,300,000	\$1,244,000	3100	9	2008	3	6340	Y	N	4432 54TH AVE SW
007	793600	0537	12/14/09	\$1,300,000	\$1,296,000	3520	9	1929	4	9306	Y	N	4808 52ND AVE SW
007	793650	0210	5/20/08	\$2,500,000	\$2,225,000	2910	9	1942	3	20103	Y	Y	6001 BEACH DR SW
007	281560	0300	1/9/08	\$1,110,000	\$961,000	2110	10	2005	3	6800	Y	N	5661 49TH AVE SW
007	793600	0614	4/8/08	\$1,200,000	\$1,059,000	2660	10	2007	3	6175	N	N	4427 54TH AVE SW
007	793600	0018	6/10/09	\$1,150,000	\$1,106,000	2410	10	1977	3	30252	Y	N	4515 54TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	005900	0725	12/17/09	\$342,500	DIAGNOSTIC OUTLIERS
001	005900	0765	2/5/09	\$350,050	BANKRUPTCY - RECEIVER OR TRUSTEE
001	005900	0765	10/28/08	\$480,000	NO MARKET EXPOSURE
001	013900	0100	8/6/08	\$540,000	NO MARKET EXPOSURE
001	013900	0105	8/6/08	\$540,000	NO MARKET EXPOSURE
001	013900	0190	8/7/09	\$440,000	DIAGNOSTIC OUTLIERS
001	015200	0030	5/28/09	\$600,000	MULTIPARCEL SALE
001	058500	0590	6/6/08	\$365,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	058500	0645	8/12/09	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	091300	0103	10/22/09	\$1,675,000	DIAGNOSTIC OUTLIERS
001	637200	0069	1/24/08	\$735,000	NO MARKET EXPOSURE
001	637200	0115	4/24/09	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	637200	0292	9/22/09	\$523,500	Diagnostic Outliers
001	637200	0297	10/2/09	\$523,500	Diagnostic Outliers
001	637200	0471	1/15/08	\$667,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	762120	0060	12/1/09	\$406,000	MULTIPARCEL SALE
001	762170	0130	6/6/08	\$145,977	QUIT CLAIM DEED
001	762220	0210	7/9/08	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	927220	0680	4/13/09	\$550,000	DIAGNOSTIC OUTLIERS
001	927420	0015	12/21/09	\$479,000	ACTIVE PERMIT BEFORE SALE>25K
001	927420	0025	11/13/09	\$439,000	MULTIPARCEL SALE
001	928020	0060	9/10/08	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	683770	0065	3/28/08	\$385,000	FORCED SALE
003	683770	0175	10/28/08	\$610,000	NO MARKET EXPOSURE
003	798740	0316	12/29/09	\$138,256	DIAGNOSTIC OUTLIERS
003	798740	0355	4/8/09	\$120,000	PERCENT NET CONDITION CODED
003	798740	0355	12/14/09	\$355,000	ACTIVE PERMIT BEFORE SALE>25K
003	927220	2035	4/22/08	\$925,000	PERCENT COMPLETE CODED
003	927420	4585	3/28/08	\$800,000	RELOCATION - SALE TO SERVICE
003	927570	1600	4/10/09	\$470,000	DIAGNOSTIC OUTLIERS
003	927570	1905	11/18/09	\$385,000	DIAGNOSTIC OUTLIERS
003	927570	1975	4/1/08	\$557,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	927570	2020	11/9/09	\$459,999	DIAGNOSTIC OUTLIERS
003	934540	0005	1/10/08	\$607,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	957780	0485	10/9/09	\$292,000	DIAGNOSTIC OUTLIERS
003	957780	0495	12/19/08	\$154,081	DOR RATIO
005	014800	0476	1/20/09	\$454,100	BANKRUPTCY - RECEIVER OR TRUSTEE
005	102400	0135	10/13/09	\$231,114	QUIT CLAIM DEED
005	152403	9004	6/9/08	\$1,056,000	NO MARKET EXPOSURE
005	156310	0465	7/2/08	\$309,780	RELATED PARTY, FRIEND, OR NEIGHBOR
005	156310	2715	8/13/09	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	205610	0225	11/19/08	\$665,000	NON-REPRESENTATIVE SALE
005	205610	0225	10/5/08	\$741,000	NON-REPRESENTATIVE SALE
005	239210	0120	7/1/09	\$420,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	239210	0285	9/23/08	\$390,000	SEGREGATION AND/OR MERGER

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	549620	0005	7/30/08	\$440,000	RELOCATION - SALE TO SERVICE
005	637150	0040	2/2/09	\$408,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637150	0130	11/3/09	\$137,500	DOR RATIO
005	637250	0115	8/13/09	\$464,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637250	0175	9/21/09	\$568,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637400	0236	6/10/09	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638450	0025	3/23/09	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	771260	0415	5/22/08	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	771260	0465	9/28/09	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	984130	0075	7/24/08	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	059300	0030	10/28/09	\$852,500	ACTIVE PERMIT BEFORE SALE>25K
007	149530	0455	8/13/08	\$413,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	156310	0400	6/16/09	\$499,750	ACTIVE PERMIT BEFORE SALE>25K
007	239160	1390	10/6/08	\$1,055,000	DIAGNOSTIC OUTLIERS
007	239160	1430	12/4/08	\$151,839	QUIT CLAIM DEED
007	239160	1625	5/10/08	\$390,000	RELOCATION - SALE TO SERVICE
007	280960	0065	11/20/08	\$267,500	NON-REPRESENTATIVE SALE
007	280960	0075	10/13/09	\$259,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	281060	0145	3/21/08	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	281560	0321	9/16/09	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	370290	0010	3/26/09	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	394890	0050	7/9/09	\$320,000	MULTIPARCEL SALE
007	394890	0050	7/9/09	\$320,000	QUIT CLAIM DEED
007	431570	0315	10/27/08	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	537620	0026	9/17/09	\$371,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	570550	0030	3/20/09	\$302,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	710410	0055	4/28/09	\$258,000	GOVERNMENT AGENCY
007	743600	0215	6/10/08	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	743600	0281	8/19/09	\$1,552,000	DIAGNOSTIC OUTLIERS
007	762570	1040	7/30/08	\$499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1230	4/14/08	\$464,000	UNFINISHED AREA CODED
007	762570	1795	3/17/08	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1900	6/10/08	\$519,500	NO MARKET EXPOSURE
007	762570	2070	5/7/09	\$463,500	RELOCATION - SALE TO SERVICE
007	762570	3660	12/4/08	\$170,000	DOR RATIO
007	762570	3785	1/17/08	\$97,218	QUIT CLAIM DEED
007	762570	4040	4/14/09	\$250,000	DIAGNOSTIC OUTLIERS
007	762570	4115	4/17/08	\$325,000	NO MARKET EXPOSURE
007	793500	0155	2/5/08	\$675,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	793600	0407	4/3/09	\$640,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	793600	0452	4/28/08	\$683,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0634	12/22/08	\$385,000	ACTIVE PERMIT BEFORE SALE>25K
007	860890	0205	7/9/08	\$364,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	910000	0040	11/13/08	\$369,000	NO MARKET EXPOSURE
007	910000	0065	11/25/09	\$175,000	DIAGNOSTIC OUTLIERS

***Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	931980	0110	9/21/09	\$143,750	QUIT CLAIM DEED
007	931980	0120	3/28/08	\$442,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	941740	0100	3/9/09	\$88,732	QUIT CLAIM DEED
007	941740	0260	6/17/09	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	941740	0275	9/12/08	\$230,000	UNFINISHED AREA CODED

***Vacant Sales Used in this Annual Update Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
003	122403	9032	09/09/2009	\$ 250,000	16531	Y	N
007	793600	0384	04/30/2008	\$ 845,000	4576	Y	Y
007	814960	0065	08/15/2008	\$ 275,000	6350	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	532310	0115	04/23/2008	\$ 583,000	NO MARKET EXPOSURE;
001	637200	0291	11/09/2009	\$ 441,500	SEGREGATION AND/OR MERGER
001	762120	0061	12/22/2009	\$ 347,000	SEGREGATION AND/OR MERGER
001	762120	0062	12/02/2009	\$ 408,000	SEGREGATION AND/OR MERGER
001	927420	1355	11/24/2009	\$ 569,000	DIAGNOSTIC OUTLIERS
003	927520	0050	08/05/2008	\$ 57,000	QUIT CLAIM DEED
007	762570	2268	01/02/2009	\$ 305,000	DIAGNOSTIC OUTLIERS
007	793600	0429	06/20/2008	\$ 200,000	TEAR DOWN;

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor